



Deadline FR 9/16/16

TOWN OF SOUTHERN SHORES

5375 N Virginia Dare Trl, Southern Shores, NC 27949

(252) 261-2394 tel

(252) 255-0876 fax

www.southernshores-nc.gov

Application No. VA-16-02

Date 9-15-2016

Application Fee \$350.00

Receipt No. _____

VARIANCES APPROVED BY THE BOARD OF ADJUSTMENT RUN WITH THE PROPERTY. THEREFORE, APPLICANTS MUST BE THE PROPERTY OWNER, OR A DESIGNATED REPRESENTATIVE OF THE PROPERTY OWNER. REFERENCE TO YOU OR THE APPLICANT IN THIS APPLICATION INCLUDES THE PROPERTY OWNER IF THE APPLICANT IS NOT THE PROPERTY OWNER. NOTARIZED SIGNATURES OF ALL APPLICANTS ARE REQUIRED ON THE LAST PAGE. ADDITIONAL PAGES MAY BE ATTACHED TO ANSWER ANY QUESTIONS IN THIS APPLICATION OR TO PROVIDE ANY SUPPLEMENTAL INFORMATION.

1. Applicant Name HOUSE ENGINEERING, P.C.

Mailing Address PO Box 466

City Kitty Hawk State NC Zip Code 27949

Telephone 261-8253

2. Property Owner Name (If different from Applicant) Jimmie D. Summerville

Mailing Address 19668 Old Ferry Landing Rd

City East Lake State NC Zip Code 27953

Telephone 475-8046

3. Property for which variance is requested:

Street Address 103 Ocean Blvd

Tax Parcel Identification Number 9867 1286 3880 01

Subdivision Name SO/SH SEC 2 Block# 21 Lot# A

Zoning District Classification _____

4. List specific Zoning Ordinance Section(s) and subsection(s) from which a variance is requested.

36-202(d)

5. For each Section/subsection listed above, describe with specificity how it applies to the property without the requested variance and how you propose it should be varied by providing the type, dimension, amount and location of the variance requested. Attach a scale drawing

using a current survey of the proposed placement of the structure for which the variance is being requested.

THE PROPERTY IS 50' WIDE WITH 15' SIDE YARD SETBACKS.
THE APPLICANT/OWNER PROPOSES REDUCING THE SIDE YARD
SETBACK TO 12' TO ALLOW FOR A 26' WIDE HOME.

6. Is this variance request the result of a Notice of Violation issued by the Southern Shores Planning and Code Enforcement Department? Yes ☐ No ☒ If yes, attach copy of Notice.
7. Explain how the variance request meets the approval criteria for the granting of a variance as set forth by the Town of Southern Shores Code of Ordinances by answering the following questions. Note that personal inconvenience or financial burden standing alone will not be considered as evidence in determining unnecessary hardship. Unnecessary hardship must be attributable to a unique or peculiar physical condition of the property that is not shared by other properties and has not been created by the actions of the applicant.

Describe the unnecessary hardship created on the property by the strict enforcement of the Zoning Ordinance.

THE PROPERTY IS CURRENTLY 50' WIDE WITH 15' SIDE YARD
SETBACK. THE CURRENT AVAILABLE WIDTH TO CONSTRUCT IS 20'
ACCORDING TO STAFF, NO 20' WIDE HOMES EXIST IN THE
TOWN OF SOUTHERN SHORES.

Explain how the property can be used if the variance is **not** granted.

A 20' WIDE HOME COULD BE CONSTRUCTED WHICH IS NOT
CONSISTANT WITH THE ADJACENT HOMES.

Explain how the property can be used if the variance is granted.

A 26' WIDE HOME COULD BE CONSTRUCTED. THIS WOULD
BE CONSISTANT WITH ADJACENT PROPERTIES, AND WOULD ALLOW
FOR SAFER EGRESS FROM THE DWELLING.

Explain how the unnecessary hardship is not the result of your own actions.

THE PROPERTY IS 50' WIDE AND WAS PLOTTED PRIOR TO
THE FIRST TOWN ORDINANCES.

Describe the conditions that are peculiar to the property, such as location, size, or topography which causes the unnecessary hardship.

AS NOTED BY STAFF, THERE ARE FEWER THAN 10 FIFTY FOOT WIDE LOTS WITHIN THE TOWN, THERE ARE NO 20' WIDE HOMES WITHIN THE TOWN AND THOSE LOTS ARE UNIMPROVED

Explain how the requested variance is consistent with the spirit, purpose, and intent of the Town's Zoning Ordinance (Town Code Chapter 36) such that public safety is secured, and substantial justice is achieved.

AS NOTED, A 20' WIDE HOME WOULD NOT BE CONSISTANT WITH THE ADJACENT HOMES OR ANY HOME WITHIN THE TOWN. ALSO, THE EXTRA WIDTH WILL ALLOW FOR BETTER EGRESS IN THE CASE OF EMERGENCY.

Will the variance, if granted, allow an increase or extension of an existing nonconforming use on the property?

NO

Will the variance, if granted, allow a use otherwise prohibited in the zoning district containing the property?

NO

8. List the names and addresses of all abutting property owners and the owners of property immediately across the street from the property affected. The list shall be current according to the most recent tax listing abstract as filed in the office of the Dare County Tax Supervisor.

SEE ATTACHED

9. Are any attachments being submitted with this application? Yes ☒ No ☐ If yes, please identify attachments and number of pages. 3

① SURVEY

② ADJACENT PROPERTY INFO

③ TAX RECORDS FOR THE PROPERTY

CERTIFICATION BY APPLICANT OTHER THAN PROPERTY OWNER

HOUSE ENGINEERING PC

I Bryan Shawell / Agent (your name) file this application on
the behalf of Summer Summer (property owner name).

I am the ENGINEER (attorney, contractor, etc.) for the property owner in this
matter and file this application with the full knowledge and consent of the property owner. I
certify that the information filed by me in this application is accurate to the best of my
knowledge, information, and belief.

[Signature]
Signature

9/16/16
Date

STATE OF NC, COUNTY OF Dare
On this 16th day of September, 20 16

[Signature] personally appeared before me and is known to me to be the
person who signed the foregoing instrument and he/she acknowledged that he/she signed the
same and being duly sworn by me, made oath that the statements in the foregoing instrument
are true.

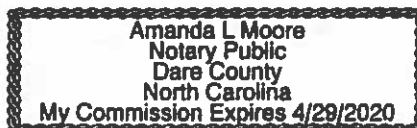
Signature of Notary Public

Amanda L Moore

My Commission expires

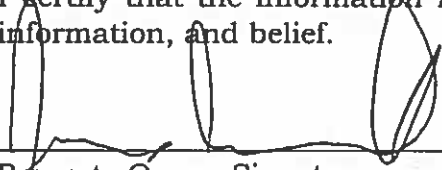
~~April 29th 2016~~ April 29th 20

20



CERTIFICATION

I certify that the information filed by me in this application is accurate to the best of my knowledge, information, and belief.



Property Owner Signature

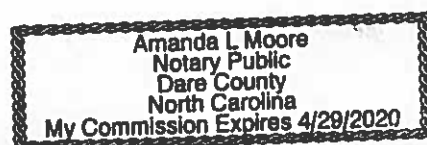
9-16-16

Date

STATE OF NC, COUNTY OF Dare
On this 16th day of September, 2016

_____ personally appeared before me and is known to me to be the person who signed the foregoing instrument and he/she acknowledged that he/she signed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Signature of Notary Public Amanda L Moore
My Commission expires April 29th, 2020



Parcel Number: 022546001

Print Date: 9/14/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/9/2016

Owner Information:

SUMMERELL, JIMMIE D
 19668 OLD FERRY LANDING RD
 EAST LAKE NC 27953

Parcel Information:

Parcel: 022546001 PIN: 98671286388001
 District: 20 - SOUTHERN SHORES
 Subdivision: SO/SH SEC 2
 LotBlkSect: LOT: UNIT A - SOUTH UNIT BLK: 21 SEC: 2
 Multiple Lots: -
 PlatCabSlide: PL: 1 SL: 128 Units: 1
 Deed Date: 12/29/2000 BkPg: 1355/0106



022546-001 20-986712-088-SH 03/11

Property Use: RESIDENTIAL

103 OCEAN BLVD

BUILDING USE and FEATURES**Building Value: \$73,100**

Building Use: RANCH
 Exterior Walls: MASONRY & FRAME
 Full Baths: 1 Half Baths: 1
 Bedrooms: 2
 Heat-Fuel: 3 - ELECTRIC
 Heat-Type: 2 - FORCED AIR
 Air Conditioning: 4 - CENTRAL W/AC

Actual Year Built: 1972

Finished sqft for building 1: 1228

Total Finished SqFt for all bldgs: 1228

MISCELLANEOUS USE**Misc Value: \$0****LAND USE****Land Value: \$155,800**

Land Description : 20-Ocean Influence B

TOTAL LAND AREA: 20000 square feet

Total Value: \$228,900

*Values shown are Next Year Values on file as of 9/9/2016

Parcel Number: 022546002

Print Date: 10/3/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/30/2016

Owner Information:

GOLDMAN, DOROTHEA B TRUSTEE
 1107 PINEY WOODS RD
 LAWRENCEVILLE VA 23868

Parcel Information:

Parcel: 022546002 PIN: 986712863880
 District: 20 - SOUTHERN SHORES
 Subdivision: SO/SH SEC 2
 LotBlkSect: LOT: UNIT B-NORTH UNIT BLK: 21 SEC: 2
 Multiple Lots: -
 PlatCabSlide: PL: 1 SL: 128 Units: 1
 Deed Date: 12/29/2000 BkPg: 1355/0106



022546-002 20-986712-088-SH 03/11

Property Use: RESIDENTIAL**103 OCEAN BLVD****BUILDING USE and FEATURES****Building Value: \$73,100**

Building Use: RANCH
 Exterior Walls: MASONRY & FRAME
 Full Baths: 1 Half Baths: 1
 Bedrooms: 2
 Heat-Fuel: 3 - ELECTRIC
 Heat-Type: 2 - FORCED AIR
 Air Conditioning: 4 -CENTRAL W/AC

Actual Year Built: 1972**Finished sqft for building 1: 1228****Total Finished SqFt for all bldgs: 1228****MISCELLANEOUS USE****Misc Value: \$0****LAND USE****Land Value: \$155,800****Land Description : 20-Ocean Influence B****TOTAL LAND AREA: 20000 square feet****Total Value: \$228,900**

*Values shown are Next Year Values on file as of 9/30/2016

Parcel Number: 022547000

Print Date: 9/16/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/9/2016

Owner Information:

JBD INVESTORS, LLC
 19277 S MERRIMAC RD
 CULPEPER VA 22701

Parcel Information:

Parcel: 022547000 PIN: 986712863849
 District: 20 - SOUTHERN SHORES
 Subdivision: SO/SH SEC 2
 LotBlkSect: LOT: 7R BLK: 21 SEC: 2
 Multiple Lots: -
 PlatCabSlide: PL: 1 SL: 56 Units: 1
 Deed Date: 07/13/2012 BkPg: 1902/0447



Property Use: RESIDENTIAL

105 OCEAN BLVD

BUILDING USE and FEATURES**Building Value: \$383,500**

Building Use: BEACH CONTEMPORARY
 Exterior Walls: MODERN FRAME
 Full Baths: 5 Half Baths: 1
 Bedrooms: 5
 Heat-Fuel: 3 - ELECTRIC
 Heat-Type: 2 - FORCED AIR
 Air Conditioning: 4 -CENTRAL W/AC

Actual Year Built: 2013

Finished sqft for building 1: 2770

Total Finished SqFt for all bldgs: 2770

MISCELLANEOUS USE**Misc Value: \$25,600**

Misc Bldg a: (RP4) IN GROUND POOL Year Built: 2013 sqft: 308
 Misc Bldg b: (PC2) CONCRETE POOL DECK Year Built: 2013 sqft: 962

LAND USE**Land Value: \$311,700**

Land Description : 20-Ocean Influence B

TOTAL LAND AREA: 20000 square feet

Total Value: \$720,800

*Values shown are Next Year Values on file as of 9/9/2016

Parcel Number: 022545000

Print Date: 9/16/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/9/2016

Owner Information:

SUTTON, S MICHAEL
141 BAYBREEZE DR
SHILOH NC 27974

Parcel Information:

Parcel: 022545000 PIN: 986712864720
District: 20 - SOUTHERN SHORES
Subdivision: SO/SH SEC 2
LotBlkSect: LOT: 3-4 BLK: 21 SEC: 2
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 128 Units: 1
Deed Date: 10/08/1987 BkPg: 0533/0371



Property Use: RESIDENTIAL

101 OCEAN BLVD

BUILDING USE and FEATURES**Building Value: \$373,500**

Building Use: BEACH CONTEMPORARY
Exterior Walls: MODERN FRAME
Full Baths: 5 Half Baths: 0
Bedrooms: 6
Heat-Fuel: 3 - ELECTRIC
Heat-Type: 2 - FORCED AIR
Air Conditioning: 4 -CENTRAL WAC

Actual Year Built: 1986

Finished sqft for building 1: 4055

Total Finished SqFt for all bldgs: 4055

MISCELLANEOUS USE**Misc Value: \$26,900**

Misc Bldg b: (PC2) CONCRETE POOL DECK Year Built: 2004 sqft: 640
Misc Bldg c: (RP4) IN GROUND POOL Year Built: 2004 sqft: 385
Misc Bldg d: (WD1) WOOD DECK OR RAMP Year Built: 2004 sqft: 169

LAND USE**Land Value: \$311,700**

Land Description : 20-Ocean Influence B

TOTAL LAND AREA: 20000 square feet

Total Value: \$712,100

*Values shown are Next Year Values on file as of 9/9/2016

Parcel Number: 030582000

Print Date: 9/16/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/9/2016

Owner Information:

CHICHAUK PROPERTY OWNERS
5377 N VIRGINIA DARE TRL
SOUTHERN SHORES NC 27949



030582-000 20-986715-090A 03/11

Parcel Information:

Parcel: 030582000 PIN: 986715741454
District: 20 - SOUTHERN SHORES
Subdivision: CHICHAUK
LotBlkSect: LOT: COMMON AREA BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 7 SL: 6 Units: 0
Deed Date: 02/16/2012 BkPg: 1889/0006

Property Use: PROPERTY OWNERS ASSOCIATION
(IMPROVED)

0 TRINITIE TRL

BUILDING USE and FEATURES**Building Value: \$0****Building Use:**

Exterior Walls:

Actual Year Built:

Full Baths:

Half Baths:

Bedrooms:

Heat-Fuel:

Heat-Type:

Finished sqft for building 1:

Air Conditioning:

Total Finished SqFt for all bldgs: 0**MISCELLANEOUS USE****Misc Value: \$6,100**

Misc Bldg a: (PA1) PAVING ASPHALT PARKING Year Built: 1994 sqft: 3456

Misc Bldg b: (PA1) PAVING ASPHALT PARKING Year Built: 1994 sqft: 1404

LAND USE**Land Value: \$3,743,400**

Land Description : 20-Canal Front

TOTAL LAND AREA: 97.07 acres**Total Value: \$3,749,500**

*Values shown are Next Year Values on file as of 9/9/2016

Parcel Number: 022527000

Print Date: 9/16/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/9/2016

Owner Information:

ELWOOD, JAMES T
PO BOX 43
KITTY HAWK NC 27949

Parcel Information:

Parcel: 022527000 PIN: 986712867905
District: 20 - SOUTHERN SHORES
Subdivision: SO/SH SEC 2
LotBlkSect: LOT: 5-6 BLK: 17 SEC: 2
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 128 Units: 1
Deed Date: 05/04/2012 BkPg: 1896/0347



Property Use: RESIDENTIAL

102 OCEAN BLVD

BUILDING USE and FEATURES

Building Value: \$487,600

Building Use: BEACH CONTEMPORARY
Exterior Walls: MODERN FRAME
Full Baths: 4 Half Baths: 0
Bedrooms: 4
Heat-Fuel: 3 - ELECTRIC
Heat-Type: 2 - FORCED AIR
Air Conditioning: 4 -CENTRAL W/AC

Actual Year Built: 1992

Finished sqft for building 1: 3846

Total Finished SqFt for all bldgs: 3846

MISCELLANEOUS USE

Misc Value: \$4,200

Misc Bldg b: (WD1) WOOD DECK OR RAMP Year Built: 1992 sqft: 196
Misc Bldg c: (WD1) WOOD DECK OR RAMP Year Built: 1992 sqft: 300

LAND USE

Land Value: \$1,002,900

Land Description : 20-Ocean front

TOTAL LAND AREA: 35000 square feet

Total Value: \$1,494,700

*Values shown are Next Year Values on file as of 9/9/2016

Parcel Number: 022526000

Print Date: 9/16/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/9/2016

Owner Information:

BARTLETT, FORREST L
153 MILLTOWN RD
SHILOH NC 27974

**Parcel Information:**

Parcel: 022526000 PIN: 986712867857
District: 20 - SOUTHERN SHORES
Subdivision: SO/SH SEC 2
LotBlkSect: LOT: 3-4 BLK: 17 SEC: 2
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 128 Units: 1
Deed Date: 04/11/2005 BkPg: 1623/0308

Property Use: RESIDENTIAL

100 OCEAN BLVD

BUILDING USE and FEATURES**Building Value: \$251,700**

Building Use:	BUNGALOW OR OLD STYLE	
Exterior Walls:	STUCCO	Actual Year Built: 1950
Full Baths:	4 Half Baths: 1	
Bedrooms:	4	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 3227
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 3227

MISCELLANEOUS USE**Misc Value: \$32,300**

Misc Bldg a: (WD1) WOOD DECK OR RAMP Year Built: 1991 sqft: 168
Misc Bldg b: (RG1) FRAME OR CB DETACHED GARAGE Year Built: 1991 sqft: 600
Misc Bldg d: (RP4) IN GROUND POOL Year Built: 1995 sqft: 296
Misc Bldg e: (PC2) CONCRETE POOL DECK Year Built: 1995 sqft: 1080

LAND USE**Land Value: \$1,002,900**

Land Description : 20-Ocean front

TOTAL LAND AREA: 35000 square feet**Total Value: \$1,286,900**

*Values shown are Next Year Values on file as of 9/9/2016

Parcel Number: 022528000

Print Date: 9/16/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 9/9/2016

Owner Information:

PANOFF, TIMOTHY JOHN
PO BOX 51294
FORT MYERS FL 33994

Parcel Information:

Parcel: 022528000 PIN: 986712876064
District: 20 - SOUTHERN SHORES
Subdivision: SO/SH SEC 2
LotBlkSect: LOT: 7-8 BLK: 17 SEC: 2
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 128 Units: 1
Deed Date: 09/29/2012 BkPg: 1909/0172



Property Use: RESIDENTIAL

104 OCEAN BLVD

BUILDING USE and FEATURES**Building Value: \$143,400**

Building Use: BEACH CONTEMPORARY
Exterior Walls: MODERN FRAME
Full Baths: 3 Half Baths: 0
Bedrooms: 4
Heat-Fuel: 3 - ELECTRIC
Heat-Type: 2 - FORCED AIR
Air Conditioning: 4 -CENTRAL W/A/C

Actual Year Built: 1968

Finished sqft for building 1: 2144

Total Finished SqFt for all bldgs: 2144

MISCELLANEOUS USE**Misc Value: \$4,000**

Misc Bldg a: (WD1) WOOD DECK OR RAMP Year Built: 2000 sqft: 352

LAND USE**Land Value: \$1,016,300**

Land Description : 20-Ocean front

TOTAL LAND AREA: 36000 square feet**Total Value: \$1,163,700**

*Values shown are Next Year Values on file as of 9/9/2016